

BOUNTIFUL REDEVELOPMENT AGENCY

Meeting Minutes of: Tuesday, May 14, 2013

Location: City Council Chambers, Bountiful City Hall, 790 South 100 East, Bountiful, Utah

Present: Chairman – Joe Johnson; Board Members – Beth Holbrook, Richard Higginson, John Marc Knight, Fred Moss, Tom Tolman; Redevelopment Director – Aric Jensen; City Manager – Gary Hill

Welcome

1. Chairman Joe Johnson opened the meeting at 6:35 p.m. and welcomed those in attendance.

Agenda Items

2. **Consider approval of minutes for February 12, 2013.**

Chairman Joe Johnson stated that the minutes from February 12, 2013 should be corrected to reflect Russell Mahan's title as City Attorney and Gary Hill's title as City Manager.

Board Member Richard Higginson made a motion to approve the minutes for February 12, 2013, as written, with the exception of the above correction. Board Member Fred Moss seconded the motion. Chairman Johnson and Board Members Higginson, Holbrook, Knight, Moss and Tolman voted "aye." Voting was 6-0 in favor.

3. **Consider approval of a loan request from Brad Hutchings, Timbermill Cabinets, at 466 West 1000 North.**

Redevelopment Agency Director Aric Jensen presented the RDA loan request from Timbermill Cabinets, 466 West 100 North.

Mr. Brad Hutchings, representing Timbermill Cabinets, requested a loan from the Redevelopment Agency to construct a new building for assembly and storage adjacent to the existing Timbermill Cabinets building. The RDA previously granted a loan for this project, but due to difficulties with cross-collateralization on a different property, the loan closing was delayed and the RDA loan approval expired. The applicant's current loan request is for \$175,000.

Inasmuch as the loan had been previously discussed and approved in July of 2010, Board Members chose not to discuss it further. Board Member Fred Moss made a motion to approve the loan request from Timbermill Cabinets as set forth in the staff report. Board Member John Marc Knight seconded the motion. Chairman Johnson and Board Members Higginson, Holbrook, Knight, Moss, and Tolman voted "aye." Voting was 6-0 in favor.

4. Consider approval of a consultant for the proposed Downtown Infrastructure Investment Plan.

Redevelopment Agency Director Aric Jensen explained that several months ago the RDA circulated a request for proposals to hire a consultant firm for the Downtown Infrastructure Investment Plan. Nine proposals were received and four were short-listed.

Mr. Jensen recognized the presence of Councilman Soren Simonsen from the Salt Lake City Council. Mr. Simonsen was a planning consultant and one of the four finalists reviewed.

As a result of the two processes, GSBS/Richman was ranked highest of the four finalists. They were the low bidder and tied for highest on their methodology in the proposed scope of work. Mr. Jensen submitted their proposal to the Board for review. The RDA Staff proposed the bid from GSBS/Richman be accepted, unless the Board had reservations.

A discussion ensued regarding the importance of identifying the scope of the project. Mr. Jensen explained that GSBS/Richman most closely matched the RDA's goals. He further noted that the RDA was willing to set aside \$2,000,000 to carry out the plan, that the scope of work needed to fit within that budget, and that the completion date should be limited to a two year time frame.

Board Member Tom Tolman made a motion to accept the proposal from GSBS/Richman for the Downtown Infrastructure Investment Plan and award them the contract as set forth in the staff report. Board Member Beth Holbrook seconded the motion. Chairman Johnson and Board Members Higginson, Holbrook, Knight, Moss and Tolman voted "aye." Voting was 6-0 in favor.

5. PUBLIC HEARING – Review proposed FY 2013 Amended RDA Budget and proposed FY 2014 RDA Budget.

Redevelopment Agency Director Aric Jensen presented the staff report regarding the proposed amended FY 2013 and FY 2014 Agency budgets.

The RDA is on schedule as anticipated and revenues went up 2.81%. The County and State assessed a fee for tax collection. Mr. Jensen noted that El Matador and IDG Horizon paid off their loans more quickly than anticipated, reducing the transfer of funds from loan reserves by \$300,000. It is anticipated in the next fiscal year that the RDA will loan approximately \$900,000. This year the RDA loaned \$660,000, including the recent loan to Brad Hutchings. In the past nine years the RDA has loaned \$4,000,000+ and everything is current or has been paid off (with the exception of \$6,000 on a defaulted loan).

Chairman Johnson opened the Public Hearing at 7:00 p.m. and closed the Public Hearing without comments.

A Board discussion ensued regarding the proposed City Hall remodel and conversion to an arts/history building.

Board Member Tom Tolman made a motion to accept the RDA budget as outlined with final adoption scheduled for June 11, 2013. Board Member Beth Holbrook seconded the motion. Chairman Johnson and Board Members Higginson, Holbrook, Knight and Tolman voted “aye.” Board Member Moss voted “nay.” Voting was 5-1 in favor.

Mr. Jensen provided a copy of the current status of the RDA loans for all Board Members to review at their convenience.

Adjourn

Chairman Johnson ascertained that there were no other items to discuss. Board Member Tom Tolman made a motion to adjourn the meeting. Board Member Higginson seconded the motion. Chairman Johnson and Board Members Holbrook, Higginson, Knight, Moss, and Tolman voted “aye.” Voting was 6-0 in favor. The meeting was adjourned at 7:02 p.m.